Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $163,500.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2019. Notary Public My commission expires: 3-9-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 318401 DEEDWARR
11/22/2019 09:53:13 AM 2 pgs
Fees: $13.00 Taxes: $604.95
20191122-0120757

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John C. Isbell	**New Owner**	**160-14-0B-015.00CO**
5715 Brentwood Trace		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Connor Kennedy, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Isbell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5715 on the Plan of Brentwood Trace Condominiums of record in Plat Book 5200, Page 261 and described in Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Connor Kennedy, unmarried, by Warranty Deed, from Sharon L. Chaffin, unmarried, dated November 15, 2013, of record in Instrument No. 20131119-0118960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5524, Page 424, amended in Book 5537, Page 988, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20181029-0106563, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5715 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of November, 2019.

Connor Kennedy by RJM Attorney in Fact

Connor Kennedy, by Russell J. McCann as Attorney-in-Fact

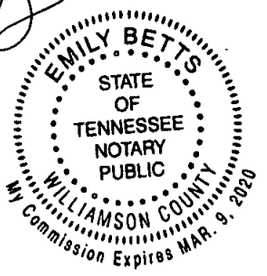
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Connor Kennedy for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Connor Kennedy, and is authorized by Connor Kennedy to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of November, 2019.

Emily Betts

Notary Signature
My commission expires:



File #: 19-407
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027